



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0  |        | CONANT RD, LINCOLN    |

**OWNERSHIP**

|           |                  |        |            |
|-----------|------------------|--------|------------|
| Owner 1:  | VANLEER RACHEL D |        |            |
| Owner 2:  |                  |        |            |
| Owner 3:  |                  |        |            |
| Street 1: | 59 CONANT RD     |        |            |
| Street 2: |                  |        |            |
| Twn/City: | LINCOLN          |        |            |
| St/Prov:  | MA               | Cntry: | Own Occ: Y |
| Postal:   | 01773-3906       |        | Type:      |

**PREVIOUS OWNER**

|           |  |        |  |
|-----------|--|--------|--|
| Owner 1:  |  |        |  |
| Owner 2:  |  |        |  |
| Street 1: |  |        |  |
| Twn/City: |  |        |  |
| St/Prov:  |  | Cntry: |  |
| Postal:   |  |        |  |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.13 ACRES of land mainly classified as LAND

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descp       | %   | Item    | Code | Descp  |
|------------|------|-------------|-----|---------|------|--------|
| Z          | R1   | Residential | 100 | U       |      |        |
| o          |      |             |     | t       |      |        |
| n          |      |             |     | l       |      |        |
| Census:    |      |             |     | Exmpt   |      |        |
| Flood Haz: |      |             |     |         |      |        |
| D          |      |             |     | Topo    |      |        |
| s          |      |             |     | Street  | 1    | PAVED  |
| t          |      |             |     | Traffic | 4    | MEDIUM |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type   | LT Factor | Base Value | Unit Price | Adj   | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 130      | LAND        |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 8.         | 1.000 | R4    |             |           |        |   |        |   |        |   | 640,000         |           |   |           |        |      | 640,000   |       |
| 130      | LAND        |          | 0.293       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R4    |             |           |        |   |        |   |        |   | 8,790           |           |   |           |        |      | 8,800     |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct       |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 130                     |                |                                | 2.130     | 648,800    | 648,800     |                   |                 |
| Total Card              |                |                                |           |            |             | Entered Lot Size  |                 |
| Total Parcel            |                |                                |           |            |             | Total Land:       |                 |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: |           | N/A        | /Parcel:    | N/A               | Land Unit Type: |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 130 | FV  |            | 0         | 2.13      | 672,800    | 672,800     | 672,800       | Year End Roll           | 9/26/2019  |
| 2019   | 130 | FV  |            | 0         | 2.13      | 655,200    | 655,200     | 655,200       | Create Final value 2019 | 6/4/2019   |
| 2018   | 130 | FV  |            | 0         | 2.13      | 655,200    | 655,200     | 655,200       | Year End Roll           | 9/28/2017  |
| 2017   | 130 | FV  |            | 0         | 2.13      | 648,800    | 648,800     | 648,800       | Year End Roll           | 9/29/2016  |
| 2016   | 130 | FV  |            | 0         | 2.13      | 630,400    | 630,400     | 630,400       | Year End Roll           | 1/14/2016  |
| 2015   | 130 | FV  |            | 0         | 2.13      | 584,000    | 584,000     | 584,000       | Year End                | 10/2/2014  |
| 2014   | 130 | FV  |            | 0         | 2.13      | 544,800    | 544,800     | 544,800       | Year End Roll           | 1/23/2014  |
| 2013   | 130 | FV  |            | 0         | 2.13      | 528,800    | 528,800     | 528,800       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| DAVIS PRESCOTT | 13790-700 |      | 9/17/1979 |           | 15000      | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

**ACTIVITY INFORMATION**

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA

